

**CITY OF KNOXVILLE
BOARD OF ZONING APPEALS
MEETING AGENDA
June 16, 2016**

The **CITY OF KNOXVILLE BOARD OF ZONING APPEALS** will consider the following petitions for variance of requirements of the Knoxville City Code, Appendix B, Zoning Regulations at their **June 16, 2016 meeting at 4:00 p.m. in the Small Assembly Room, City County Building, 400 Main Street, Knoxville, TN**. Data pertinent to this amendment may be seen in the office of City of Knoxville Inspections Division, 5th Floor of the City County Building, Main Street, Knoxville, TN. If you need assistance or accommodation for a disability, please contact the City ADA coordinator at 215-2034.

This meeting and all communications between the Board members is subject to the provisions of the Tennessee Open Meetings Act, Tenn. Code. Ann. § 8-44-101, et seq.

An agenda review meeting is held at 3:00 p.m. in Room 511 of the City County Building, prior to the regular meeting.

A decision of this Board may be appealed to City Council by filing an Appeal Application and paying the required fee with the Metropolitan Planning Commission within fifteen (15) days of the date of the decision.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

May 19, 2016 minutes

OLD BUSINESS

File: 3-F-16-VA Parcel ID: 069LA013
Applicant: Brett Honeycutt
Address: 4125 McKinley Street
Zoning: C-6 (General Commercial) District
5th Council District

Variance Requests:

1. Reduce the minimum required south side yard setback from 20 ft to 17 ft. per Article 4, Section 2.2.9.D.2.b.
2. Reduce the minimum required rear yard setback from 60 ft to 50 ft. per Article 4, Section 2.2.9.D.2.c.
3. Reduce the minimum required landscape strip from 15 ft to 6 ft. per Article 4, Section 2.2.9.E.2.

As per submitted plan to permit construction of a new building in a C-6 District.

File: 5-A-16-VA Parcel ID: 120JB00801
Applicant: Paige Coleman
Address: 7824 Kingston Pike
Zoning: C-4 (Highway and Arterial Commercial) District
2nd Council District

Variance Request:

Reduce the minimum required front yard setback for a new detached ground sign from 10 ft. from the property line to 0 ft. from the property line per Article 8, Section 7.1.a.

As per submitted plan to permit construction of a new ground sign in a C-4 District.

NEW BUSINESS

File: 6-A-16-VA **Parcel ID:** 093EE035
Applicant: Chris Mershon
Address: 2706 Piedmont Street
Zoning: R-1A (Low Density Residential) District
3rd Council District

Variance Requests:

1. Increase the maximum permitted driveway width from 25 ft. to 100 ft. per Article 5, Section 7.B.3.a.Table.
2. Reduce the minimum required Canna Avenue front yard setback from 25 ft. to 9 ft. per Article 4, Section 2.1.2.D.1.a.
3. Reduce the minimum required rear yard setback for an accessory structure from 5 ft. to 3 ft. per Article 4, Section 2.1.2.D.3.b.

As per submitted plan to permit construction of an accessory building and driveway expansion in an R-1A District

File: 6-B-16-VA **Parcel ID:** 082JK016
Applicant: Damon Falconnier
Address: 2550 E. Fifth Avenue
Zoning: R-2 (General Residential) District
6th Council District

Variance Requests:

1. Decrease the minimum required lot width from 100 ft. 50 ft. per Article 4, Section 2.1.6.D.4.b.
2. Decrease the minimum required lot area from 10,500 sq. ft. to 7,000 sq. ft. per Article 4, Section 2.1.6.D.5.b.
3. Reduce the minimum required number of parking spaces from 6 to 4 per Article 5, Section 7.A.3.a.Table.

As per submitted plan to permit creating a triplex in an existing structure in an R-2 District.

File: 6-C-16-VA **Parcel ID:** 047-08614
Applicant: John Daniel
Address: 570 E. Emory Road
Zoning: C-6 (General Commercial Park) District
5th Council District

Variance Request:

Increase the maximum permitted wall signage size from 81 sq. ft. to 148 sq. ft. per Article 8, Section 11.6.a.2.

As per submitted plan to permit the installation of wall signage in a C-6 District.

File: 6-D-16-VA **Parcel ID:** 120DE009
Applicant: Brett Honeycutt
Address: 100 Lockett Road
Zoning: C-3 (General Commercial) District
2nd Council District

Variance Request:

Reduce the minimum number of required parking spaces from 43 spaces to 0 spaces per Article 5, Section 7.A.3.a.Table.

As per submitted plan to permit a brewery/restaurant in an existing building in a C-3 District.

File: 6-E-16-VA **Parcel ID:** 058ME004
Applicant: Damon A. Falconnier
Address: 2885 Tazewell Pike
Zoning: C-6 (General Commercial Park) District
4th Council District

Variance Request:

Reduce the minimum required floor elevation from 964.4 ft. (one foot above the 500 year flood elevation) to 962.1 ft. (one foot above the 100-year flood elevation) above sea level (NAVD88) per City Code Chapter 12, Article 3, Section 12-52(2).

As per submitted plan to permit the renovation of an existing building in a C-6 District.

File: 6-F-16-VA **Parcel ID:** 094MH016, 017,
Applicant: CDM Smith **018, 019, 020,**
Address: 1311 Cumberland Avenue **021, and 022**
Zoning: O-2 (Civic and Institutional) District
1st Council District

Variance Requests:

1. Increase the maximum permitted driveway width from 30 ft. to 53.36 ft. per Article 5, Section 7.B.3.c.Table.
2. Increase the maximum permitted curb cut length from 60 ft. to 83.51 ft. per Article 5, Section 7.B.3.c. Table.
3. Increase the maximum permitted number of driveways for a street frontage of 540 ft. from 3 to 4 per Article 5, Section 7.1.b.Table.
4. Decrease the minimum permitted distance between two driveways from 53.36 ft. to 35 ft. per Article 5, Section 7.B.1.d.
5. Reduce the minimum required distance the eastern driveway can be constructed from a projected right-of-way line on the non-continuous leg of a "T" intersection from 25 ft. to 0 ft. per Article 5, Section 7.B.2.b.
6. Reduce the minimum required distance the western driveway can be constructed from a projected right-of-way line on the non-continuous leg of a "T" intersection from 25 ft. to 0 ft. per Article 5, Section 7.B.2.b.

As per submitted plan to permit the construction of a building for academic use in an O-2 District.

File: 6-H-16-VA **Parcel ID:** 108PF012
Applicant: F.E. Trainer Construction Co.
Address: 1185 Keowee Avenue
Zoning: C-1 (Neighborhood Commercial) District
2nd Council District

Variance Request:

Reduce the minimum required front yard setback for a ground sign from 10 ft. to 0 ft. per Article 8, Section 7.1.a.

As per submitted plan to permit the relocation of the on premise ground sign in a C-1 District.

File: 6-I-16-VA
Applicant: Gary Smith, Southeast Commercial, LLC
Address: 6215 Enterprise Drive
Zoning: I-3 (General Industrial) District
3rd Council District

Parcel ID: 106CC02010

Variance Requests:

1. Reduce the minimum required southeast front yard setback from 35 ft. to 7.5 ft. per Article 4, Section 2.3.2.E.2.
2. Reduce the minimum required southwest front yard setback from 35 ft. to 27.5 ft. per Article 4, Section 2.3.2.E.2.
3. Reduce the minimum required north side rear yard setback from 25 ft. to 5 ft. per Article 4, Section 2.3.2.E.4.

As per submitted plan to permit the replacement of a fire damaged building in an I-3 District.

OTHER BUSINESS

The next BZA meeting is July 21, 2016.

ADJOURNMENT